

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: City of Brea

Project Title: Brea Plaza Hotel and Apartments Expansion Project

Project Location: Brea Orange
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The proposed project is a mixed-use project that would result in demolition of the existing 1,100-seat theater, 7,500 square feet of restaurant space, and 149 surface parking spaces and the subsequent development of a five- to six-story L-shaped structure with 194 residential units (including co-living units); 150 hotel rooms; 5,019 square feet of restaurant space; 17,863 square feet of co-working office space; and a 342,275-square-foot parking garage on 3.8 acres in the northwestern portion of the Brea Plaza Shopping Center site. The proposed project would result in a net increase of 194 residential units and 150 hotel rooms, and a net decrease of 3,068 square feet of commercial space. Approval of the project would require a general plan amendment and zone change from General Commercial to Mixed Used II, the applicant would submit a request for a development agreement.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

As authorized by the State CEQA Guidelines, based on preliminary review, the City determined that it would prepare an EIR for the proposed project, and therefore, it is beginning work directly on the EIR process and will focus on potentially significant effects of the proposed project in that EIR, while briefly indicating the reasons that other effects will not be potentially significant. An Initial Study is not required to determine that an EIR will be prepared and is therefore not attached. The City EIR will discuss potential environmental impacts of the proposed project, including potential pre-construction, construction, and operations impacts. The DEIR will analyze potential environmental effects of the project, including: Air Quality, Cultural Resources, Greenhouse Gas Emissions, Land Use and Planning, Population and Housing, Noise, Transportation, and Tribal Cultural Resources. The project site is not on a list compiled pursuant to Government Code section 65962.5.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A.

Please provide a list of the responsible or trustee agencies for the project.

- City of Brea: Certification of EIR, Approval of a General Plan Amendment, Approval of Zone Change, Precise Development Review, Amendment/New Sign Program, Approval of Building Plan Check, Approval of Building and Grading Permits, Approval of a Development Agreement Request, Approval of Building Plan Check for Site Plan and Emergency Access, Approval of Fire Master Plan
- Santa Ana Regional Water Quality Control Board: Issuance of NPDES Permit and Construction Permit
- Caltrans: Approval of an outdoor advertising permit (signage facing SR-57)